170.A	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	643,700 / 643,700
					USE VALUE:	643,700 / 643,700
					ASSESSED:	643,700 / 643,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #: 11

Owner 1:	PUSAPATI RAJU
Owner 2:	KALIDINDI MADHAVI
Owner 3:	
Street 1:	11 PAUL REVERE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KELLERMANN PARRIS -
Owner 2:	-
Street 1:	11 PAUL REVERE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1919, having primarily Vinyl Exterior and 2498 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	643,700			643,700
Total Card	0.000	643,700			643,700
Total Parcel	0.000	643,700			643,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 257.69 | /Parcel: 257.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 260900
GIS Ref:
GIS Ref:
Insp Date: 09/24/18

PREVIOUS ASSESSMENT

Parcel ID: 170.A-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	633,900	0	.		633,900	633,900	Year End Roll	12/18/2019
2019	102	FV	557,400	0	.		557,400	557,400	Year End Roll	1/3/2019
2018	102	FV	429,000	0	.		429,000	429,000	Year End Roll	12/20/2017
2017	102	FV	390,400	0	.		390,400	390,400	Year End Roll	1/3/2017
2016	102	FV	378,300	0	.		378,300	378,300	Year End	1/4/2016
2015	102	FV	349,500	0	.		349,500	349,500	Year End Roll	12/11/2014
2014	102	FV	333,500	0	.		333,500	333,500	Year End Roll	12/16/2013
2013	102	FV	382,300	0	.		382,300	382,300		12/13/2012

!14997!

PRINT

Date	Time
12/11/20	04:46:13

LAST REV

Date	Time
09/24/18	13:49:39

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14997

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLERMANN PARR	69351-110		5/30/2017		630,000	No	No		
KELLERMANN TERE	69097-34		4/4/2017	Estate/Div		No	No		
MANGUM SETH P	53399-121		8/17/2009		359,000	No	No		Teresa J Kellermann dod 11/3/2016
DUNN JOHN J & C	43632-307		8/31/2004		385,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/2013	443	Dormers	39,000	C				
2/25/2013	250	Manual	35,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	Measured	DGM	D Mann
2/15/2018	SQ Returned	EMK	Ellen K
7/17/2013	Info Fm Plan	BR	B Rossignol
5/30/2013	Info Fm Prmt	EMK	Ellen K
5/23/2013	Info Fm Prmt	EMK	Ellen K
12/16/2008	Entry Denied	345	PATRIOT
12/16/2008	Measured	345	PATRIOT
5/12/2005	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	112693
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7652													G6	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	51.700000763
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.07033622
Const Adj.:	0.99980003
Adj $ / SQ:	315.686
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	0.89999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	790725
Depreciation:	147075
Depreciated Total:	643650

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	284.12
Special Features:	0	Val/Su Net:	257.69
Final Total:	643700	Val/Su SzAd	257.69

SKETCH

UnSketched SubAreas:
GLA: 2498,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,498	315.690	788,584

Net Sketched Area:	2,498		Total:	788,584	
Size Ad	2498	Gross Are	2498	FinArea	2498

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

170.A-0004-0011.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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